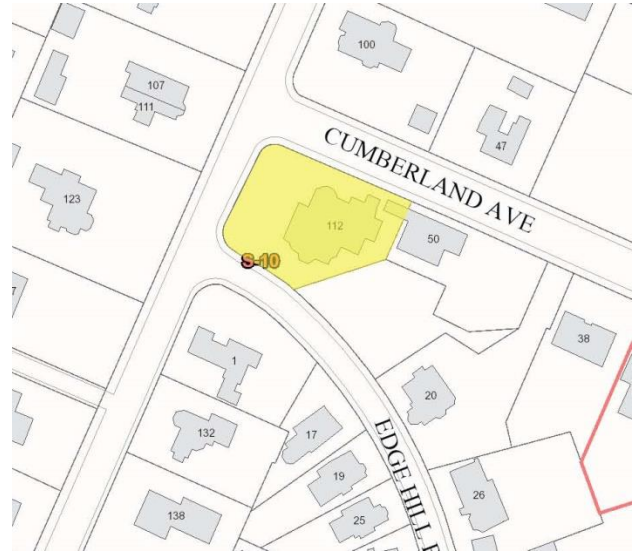


# Brookline Preservation Commission

## Local Historic District Report

Address: 112 High Street  
Applicant: Kevin Cradock Builders  
Date Built: 1883  
Architect: Cabot & Chandler  
Builder: Unknown



### Statement of Significance:

This house is an outstanding example of Queen Anne style designed by one of the leading architectural firms in Boston during the 1880s. The senior partner in the firm of Cabot & Chandler, Edward C. Cabot, lived in Brookline in a house that stood at the south end of High Street. This house was built for his daughter Martha and son-in-law Charles Storrow. Storrow was a merchant who made trips to China and India in 1860, and raised a regiment of Massachusetts volunteer infantry during the Civil War. Charles and Martha Storrow were married in 1865 and lived on Allerton Street and Upland Road prior to building this house.

The house is a very sophisticated example of Queen Anne style design. Much of the ornamental effect is derived from the combination of exterior materials, such as the brick first story, the different shingle patterns for the upper floors, as well as the varied fenestration patterns. In 2010 a greenhouse was removed, and a sunroom was constructed.

### Proposed Alterations:

The applicant is proposing to install (1) 4" combustion air termination vertical pvc pipe and (1) 4" fresh air vent termination vertical pvc pipe on the Cumberland avenue façade, originating shortly above grade level. The pipes would be painted to help minimize their visual appearance.

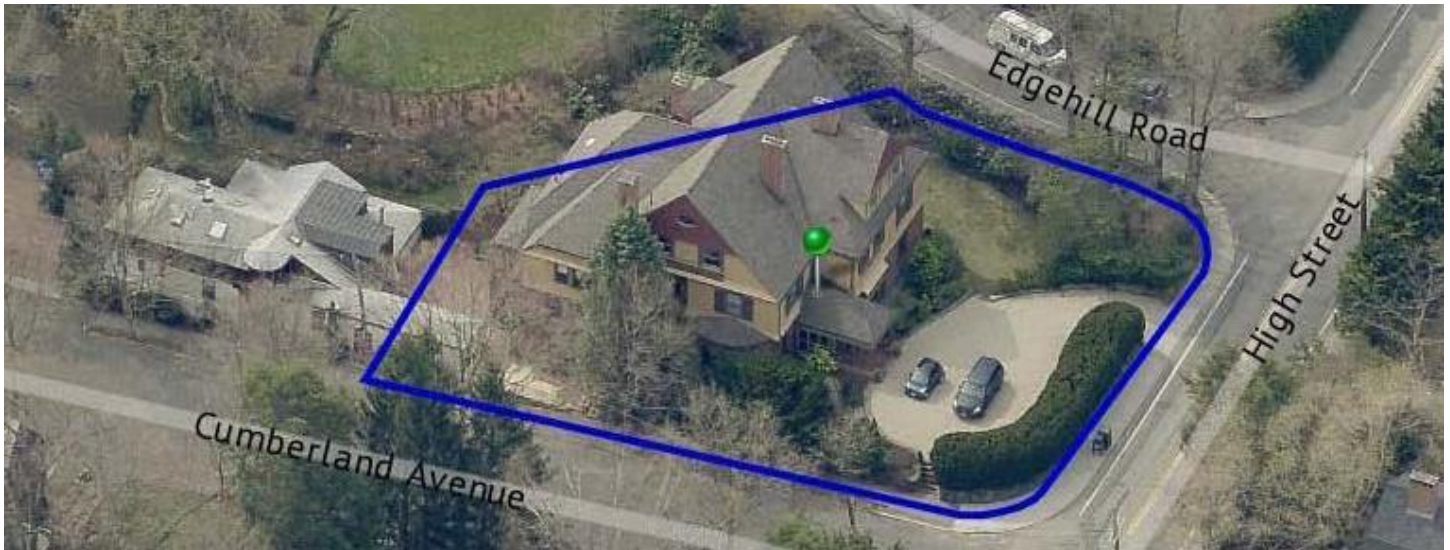
### Applicable Guidelines:

While landscaping is generally not subject to design review by the Commission, the following are subject to review and approval by the Commission:

- (iii) outside HVAC equipment, condensers, and PVC venting pipes (all of these should be located in the rear, if possible) and have some kind of screening

### Preliminary Findings:

As the house is located on a corner, the proposed vents would be visible from Cumberland Avenue. The Commission might consider asking about other locations as the Design Guidelines state that PVC venting pipes should be located in the rear, if possible. In addition to painting the PVC vent pipes, the applicant also intends to conceal them with new vegetation.



Aerial view of 112 High Street, looking south



Aerial view of 112 High Street, looking east





Aerial view of 112 High Street, looking north



Aerial view of 112 High Street, looking west





Mocked up photograph showing the approximate locations of the vent pipes provided by the applicant.



Mocked up photograph showing the approximate locations of the vent pipes provided by the applicant.

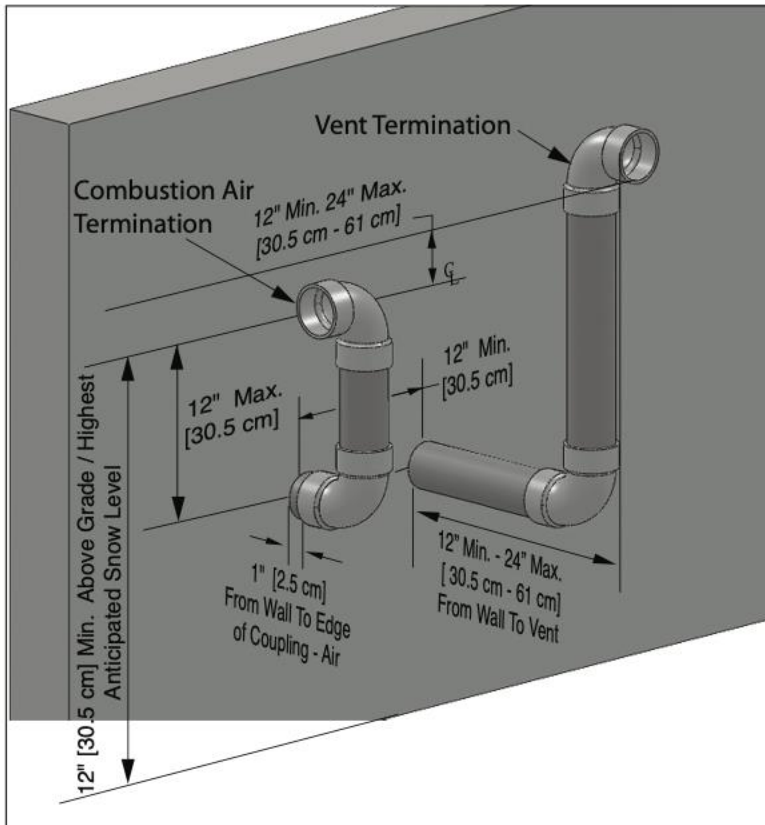




Mocked up photograph showing the approximate locations of the vent pipes provided by the applicant.



Mocked up photograph showing the approximate locations of the vent pipes provided by the applicant.



*Fig. 8 - Direct Vent - Sidewall Snorkel Termination of Vent and Combustion Air Piping*

Specifications for the proposed vent pipes





Examples of a similar vent pipe at a different location